Development Management – Delegated Officer Report

Application Number: AWDM/0550/24 Recommendation: APPROVE

Site: 58 Cokeham Road, Sompting, West Sussex

Proposal: Proposed single storey rear extension (North) elevation

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties, a parade of commercial properties is directly opposite. There is an existing rear conservatory which is to be removed. Consent is sought for a single storey rear extension the full width of the bungalow with a dummy pitch roof. Amended plans have been received showing a reduction in depth of the extension and chamfering of the corner nearest the attached dwelling to limit the impact to the adjacent occupiers. The amended plans are for consideration here.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The extension is to the rear of the bungalow and is not visible within the street scene. It is subservient in scale and replaces the conservatory although the footprint

is slightly larger. The materials to be used will match existing, with render and tiles to match.

Residential amenity

The attached bungalow has a window in a recess as existing due to the existing conservatory and the extension at the adjacent property. With the proposed extension this will remain the case however the recess will be increased as the depth of the proposed extension is increased to 3 metres in depth. This relationship would normally be contrary to Development Management Guidance. However on balance in this case the following applies: - The window is recessed as existing, it is north facing and the depth of the extension is 3 metres which is the depth that the property could be developed under permitted development. Therefore it is considered that the impact here is not such to warrant a refusal. The chamfered corner allows the 45 degree line to not be breached and therefore the extension can be supported at this reduced depth.

The property to the east has some side windows which face onto the site, however these have limited outlook and light as they face onto the boundary fence. There is spacing between the neighbouring windows and the proposed extension and therefore there is not considered to be such an impact to warrant a refusal in this case. Again as above consideration should be given to the limited 3 depth of the extension here which is within the parameters for permitted development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 23rd May 2024

Authorised by: Peter Barnett Date: 23 May 2024